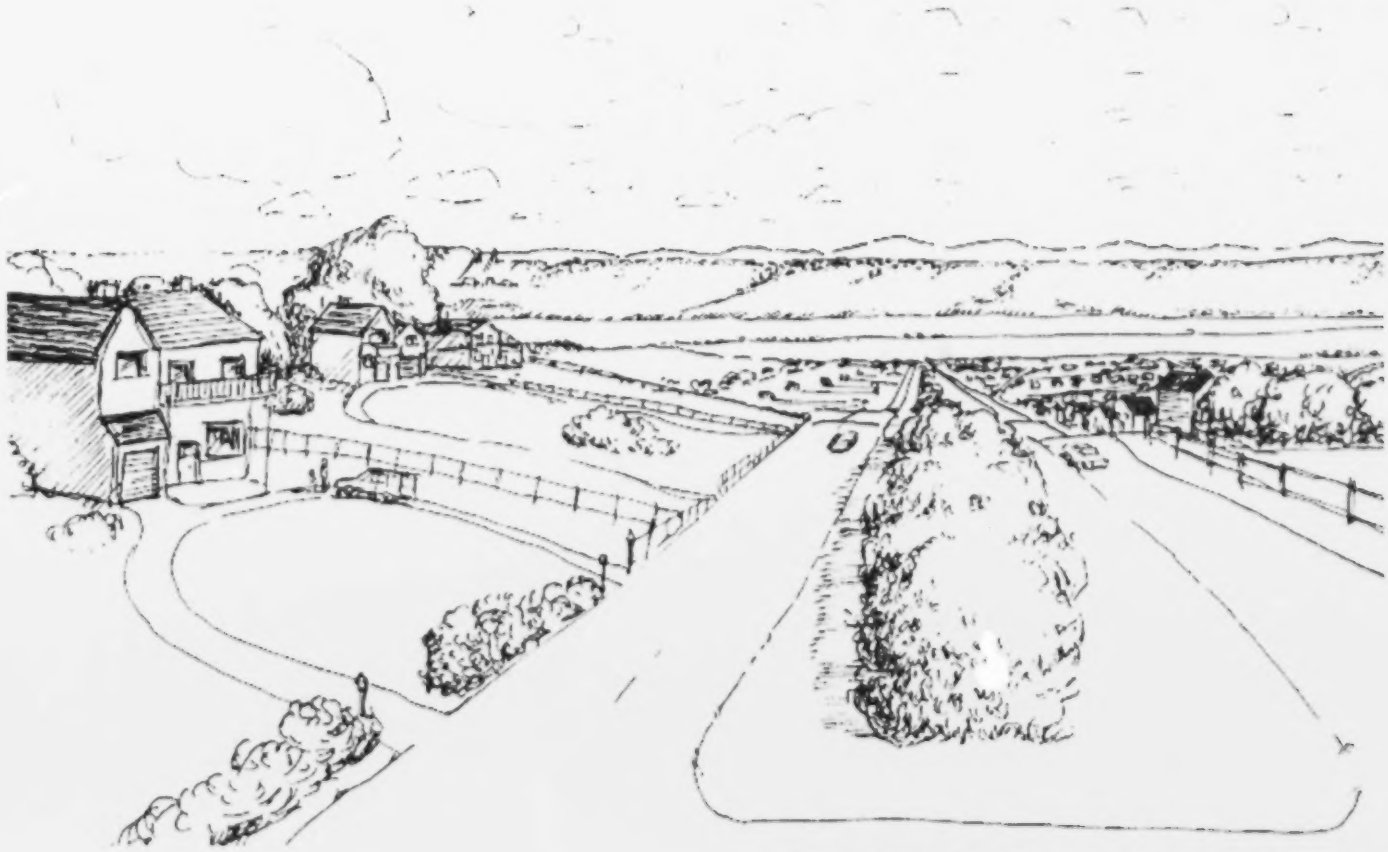

ROCKY RIDGE

Area Structure Plan and Supporting Information

Office Consolidation

April 2002

THE CITY OF CALGARY
LAND USE AND MOBILITY
PLANNING AND TRANSPORTATION POLICY

Office Consolidation
April 2002

The Blue Pages of this document contain supporting information and do not form part of the bylaw.
For the purposes of electronic publications the Blue Pages are identified by the footer "Blue Pages - Supporting Information".

ROCKY RIDGE

Area Structure Plan and Supporting Information

THE CITY OF CALGARY
LAND USE AND MOBILITY
PLANNING AND TRANSPORTATION POLICY

Note: This office consolidation includes the following amending Bylaws:

Amendment	Bylaw	Description		Date
1	17P98	a.	Preface – Revise wording	1998 September 14
		b.	Section 2.0 – Revise wording; Delete text and replace with new text; Delete sentence	
		c.	Map 2 – Replace (superceded by 22P2000, 11P2000)	
		d.	Section 2.0 – Delete sentence, replace with new text	
		e.	Section 3.2 – Add new subsection, re-letter subsequent sections accordingly	
		f.	Section 3.2 – Delete text and subsections; Revise wording	
		g.	Section 3.2 – Revise wording; Section 3.4.1 Revise wording; Delete subsection (b) and replace with new text; delete sentence and revise wording	
		h.	Section 3.4.2 – Delete subsection (a)(i) and replace with new text; Delete subsection (a)(vi) and replace with new text; Delete sentence in subsection (b)	
		i.	Section 3.5 – Delete section text in its entirety and replace with new text	
		j.	Section 3.6.2 – Revise wording	
		k.	Section 3.7 – Delete subsection (b) and re-letter subsequent sections accordingly	
		l.	Section 3.8 – Delete reference to Map 3; Delete subsections (c) - (m) and replace with new text	
		m.	Map 3 – Delete	
2	11P2000	a.	Section 2.0 – Add new text	2001 June 21
		b.	Map 2 – Replace	
		c.	Section 3.3 – Delete subsections and replace with new text	
		d.	Section 3.4.4 – Add new section 3.4.4 and renumber subsequent sections accordingly	
3	22P2000	a.	Map 2 – Replace (superceded by 11P2000)	2000 October 10

104-02887/

Amended portions of the text are printed in *italics* and the specific amending Bylaw is noted.

Persons making use of this consolidation are reminded that it has no legislative sanction, and that amendments have been embodied for ease of reference only. The official Bylaw and all amendments thereto are available from the City Clerk and should be consulted when interpreting and applying this Bylaw.

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AND SUPPORTING INFORMATION

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CITY AND COMMUNITY PLANNING DIVISION

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Area Structure Plan

PREFACE

BACKGROUND TO THE AREA STRUCTURE PLAN

Most of the Rocky Ridge area was annexed to the city of Calgary from the M.D. of Rocky View on 1989 July 01, as part of a comprehensive annexation. The northeastern corner of the area (E ½ 21-25-2W5M) was annexed in 1982, in conjunction with two sections to the north, for the proposed Calgary Research and Development Park.

The area has been heavily subdivided for both country residential and minor agricultural uses. Parcel sizes range from 0.2 hectares (0.5 acres) along Eamon Road, to approximately 1.6 hectares (4 acres) and 8 hectares (20 acres) in the NE ¼ 20-25-2W5M. There are a variety of parcel sizes throughout most of the east half of the planning area, with 8 hectares (20 acres) being the minimum. The NW ¼ 21-25-2W5M is unsubdivided. Marquis Scenic Acres Development Corporation is the largest landowner in Rocky Ridge, with 172 hectares (425 acres) located in Section 20-25-2W5M. The land was purchased from Triple Five Corporation in 1992.

In June 1990 the IBI Group, planning consultant to Triple Five, submitted a development concept plan for Rocky Ridge to the City's Planning & Building Department. This concept plan was circulated to various City departments, public agencies and landowners in Rocky Ridge for review and comment. As a result of the concerns and interests expressed by other landowners, a Community Planning Advisory Committee (C.P.A.C.) was established in April 1991. It was at this point that preparation of the Rocky Ridge Area Structure Plan formally began. The C.P.A.C. was made up of a cross-section of landowners from Rocky Ridge, and played an important role in the preparation of this plan.

THE ROLE OF THE AREA STRUCTURE PLAN

Area structure plans are adopted by City Council to provide a framework for more detailed subdivision plans for new communities.

This document is comprised of two parts. The white pages constitute the area structure plan, which comes into effect only after the adopting by-law has been given third reading by City Council following a public hearing. It *was* prepared and adopted in accordance with Section 64 of the **Planning Act**, and conforms with the **Calgary General Municipal Plan**. All subsequent plans of subdivision and land use redesignations must conform to the area structure plan policies. The second part of this document (the blue pages) provides supporting information, and is not included within the by-law by which the area structure plan is adopted. **17P98** Any changes to information contained in the blue pages will not require an amendment to the area structure plan.

The municipal public facilities and improvements proposed or recommended in this plan (e.g., regional pathways, community recreational facilities) are subject to the City's capital budget priorities and approval process.

ROCKY RIDGE AREA STRUCTURE PLAN

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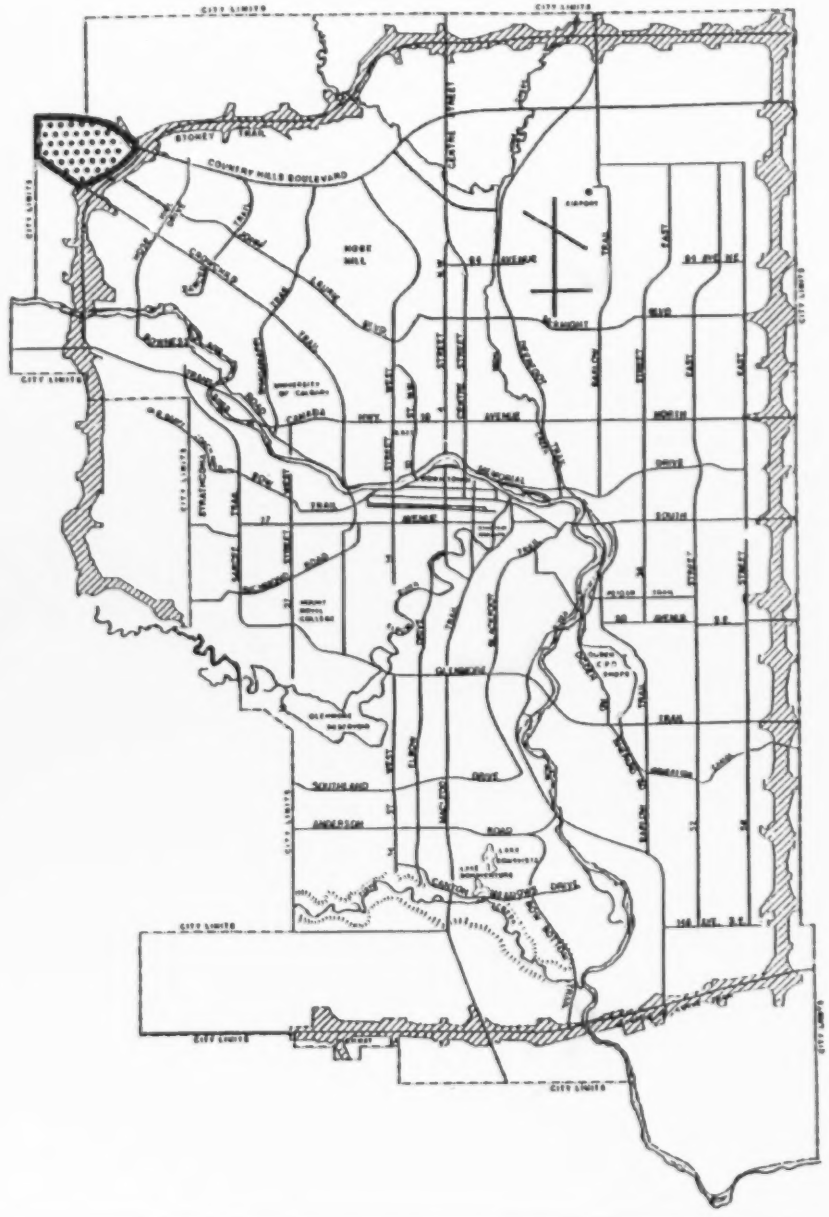
1.0 PLANNING AREA (MAP 1)

Rocky Ridge is located in the northwest corner of the city to the west of the Province's Transportation/Utility Corridor, which includes the right-of-way for the future Stoney Trail, and to the north of Crowchild Trail (Highway 1A). Its western boundary and the west half of its northern boundary are the current city limits as of 1989 July 01.

This plan covers a total area of 549 hectares (1,356 acres), and encompasses portions of Sections 16, 17, 20, 21 and 22-25-2W5M.



ROCKY RIDGE

MAP 1

LOCATION

LEGEND

PLANNING AREA

TRANSPORTATION/ UTILITY CORRIDOR

DATE

OCTOBER 1992

THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

0 3.0 6.0 km

0 2.0 4.0 mile

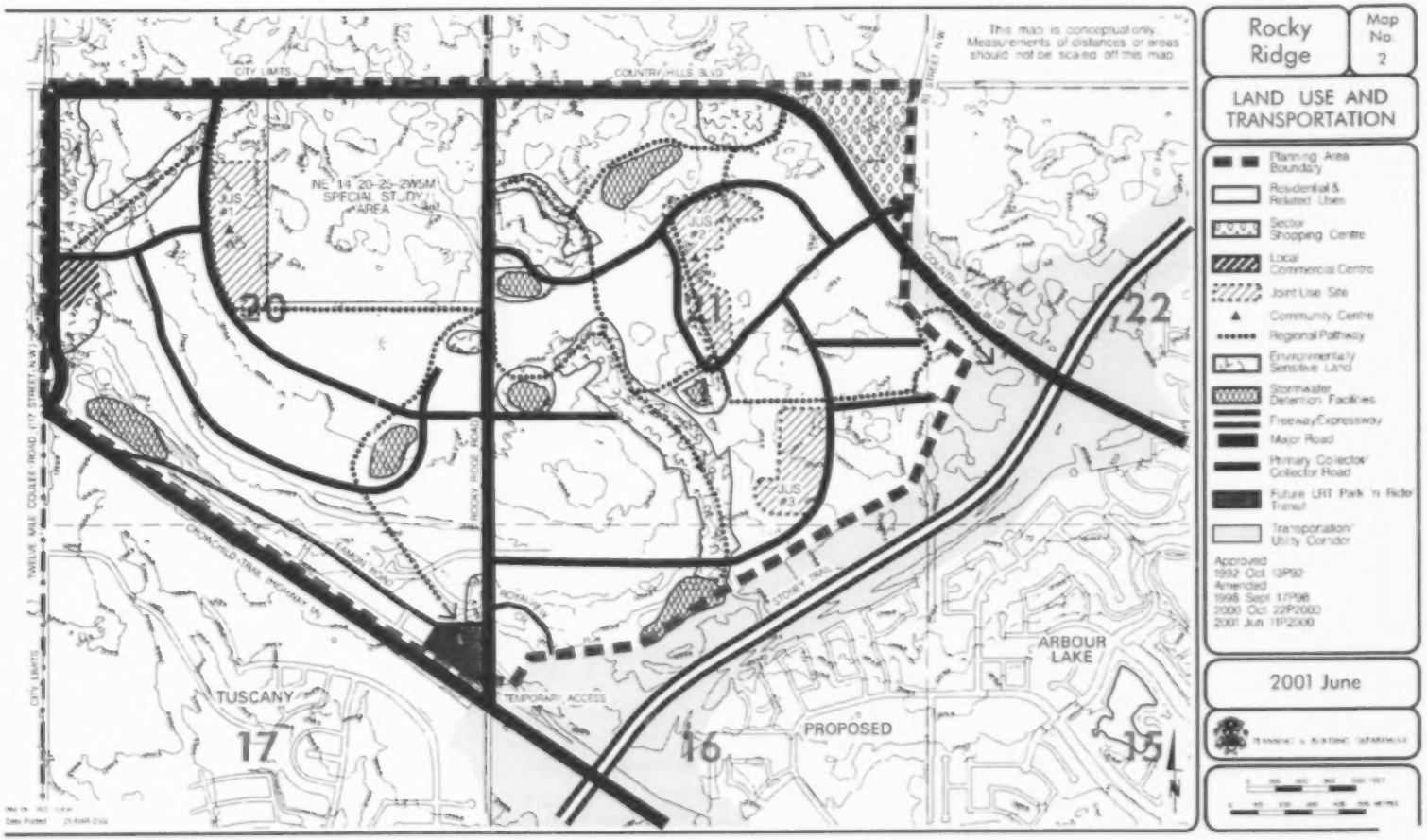
2.0 PLANNING CONCEPT (MAP 2)

The ultimate plan for Rocky Ridge is for two residential communities which together could house a population in the range of approximately 16,000 to 24,000 people. Although single family housing is expected to predominate, the plan also allows for multi-family housing in the vicinity of a possible future LRT station.

To serve the needs of future residents, the plan includes *three* joint use sites to accommodate both public and separate schools, two community centres and related community recreation facilities. **17P98** The plan also establishes approximate alignments for regional pathways, linking Rocky Ridge to the developing community of Arbour Lake to the southeast, and tying in with the planned community of West Scenic Acres to the south, and the proposed Calgary Research and Development Park to the north. A sector shopping centre is proposed in the northeastern corner of the area, to be accessed from both Rocky Ridge Road (101 Street N.W.) and Country Hills Boulevard. *A local commercial centre is proposed on the westerly edge of the planning area, east of Twelve Mile Coulee Road, as shown on Map No. 2 - Land Use and Transportation.* **11P2000**

Ultimately, access to Rocky Ridge will be from Twelve Mile Coulee Road (117 Street N.W.) and from Country Hills Boulevard. In the interim, access into the area from Crowchild Trail via Rocky Ridge Road will be maintained until such time as a grade-separated interchange is constructed at the intersection of Crowchild Trail and the future Stoney Trail, or until the Transportation Department deems the intersection to be unsafe. However, closure of this access will be dependent upon the availability of alternative access from Twelve Mile Coulee Road and/or Country Hills Boulevard. *Construction of an at-grade intersection at Crowchild Trail and Stoney Trail would not necessitate the closure of the access at Crc Trail and Rocky Ridge Road.* **17P98**

Sentence deleted. **17P98** A future LRT station, if required, could be located in the median of Crowchild Trail near Rocky Ridge Road, with park'n'ride facilities to the north within Rocky Ridge as well as to the south within West Scenic Acres.


Rocky Ridge
Map No. 2
LAND USE AND TRANSPORTATION
This map is conceptual only. Measurements of distances or areas should not be scaled off this map
CITY LIMITS
COUNTRY HILLS BLVD
NE 14-26-2W5M SPECIAL STUDY AREA
JUS #1
JUS #2
JUS #3
20
21
22
17
16
15
TUSCANY
ARBOUR LAKE
PROPOSED
TEMPORARY ACCESS
ROCKY RIDGE ROAD
CROWCHILD TRAIL NW
TWELVE MILE COULEE ROAD (TP STREET NW)
Planning Area Boundary
Residential & Related Uses
Sector Shopping Centre
Local Commercial Centre
Joint Use Site
Community Centre
Regional Pathway
Environmentally Sensitive Land
Stormwater Detention Facilities
Freeway/Expressway
Major Road
Primary Collector/ Collector Road
Future LRT Park 'n Ride Transit
Transportation/ Utility Corridor
Approved
1992 Oct 13/P92
Amended
1998 Sept 17/P98
2000 Oct 22/P2000
2001 Jun 19/P2000
2001 June

The primary objective of this plan is to accommodate future demand for urban housing. The plan provides a context for landowners who wish to develop their lands. At the same time, however, landowners preferring to maintain existing country residential acreages may continue to do so, and the plan makes provision for an appropriate interface between existing country residential acreages and future urban density residential development. *Although it is appropriate to present the ultimate planning concept for the Rocky Ridge area in this plan, urban development can proceed in some parts of the area without compromising the existing pattern of acreage subdivision in other parts.* **17P98**

3.0 PLANNING POLICIES

In this plan the term "Residential and Related Uses", as shown in Map 2, means:

- Single detached, semi-detached, duplex and multi-family dwellings; and
- Such related uses as local commercial areas, neighbourhood shopping centres, churches, child care facilities, police and fire stations, libraries and neighbourhood parks.

The locations and sizes of sites for these uses shall be determined at the outline plan stage, subject to the following policies.

3.1 General

(a) The name "Rocky Ridge" has been applied for purposes of this area structure plan. At the discretion of developers and area residents, different community names for this area may be proposed, subject to City Council approval.

(b) The ultimate land use pattern and road network shall be generally as shown in Map 2, and this plan shall serve as the basis for outline plan and land use redesignation applications and approvals.

3.2 Residential

(a) Average residential density throughout Rocky Ridge shall ultimately be in the range of 9.9 to 14.8 units per gross residential hectare (4.0 to 6.0 units per acre). However, consideration should be given to approval of individual development proposals at densities either above or below the limits of this range, where considered to be appropriate by the Approving Authority.

(b) The predominant form of housing in Rocky Ridge is expected to be single family. However, in order to achieve a mix of housing types throughout the area, multi-family housing should be encouraged in appropriate locations such as in proximity to the possible future LRT station. Other suitable sites for multi-family developments shall be determined with regard to the Multiple Residential Development Location Guidelines (Table 3.3.3) in the **Calgary General Municipal Plan**.

(c) Notwithstanding the above, as and when the NE 1/4 of Section 20-25-2W5M develops, the existing pattern of subdivision and the natural amenities (e.g., views, topography) will likely dictate estate development, at densities around 7.4 to 9.9 units per hectare (3.0 to 4.0 units per acre). In order to provide an appropriate interface with both the existing country residential and potential future estate development in this quarter section, estate development should also be encouraged on the lands immediately to the west. Also, in the event that the proposed alignment for the portion of the regional pathway running along the southern boundary of the NE 1/4 of Section 20-25-2W5M is revised, estate development should also be encouraged along the southern periphery of the quarter section.

(d) *As and when development approaches the country residential parcel located on the north side of Eamon Road, west of Rocky Ridge Road, provision shall be made in outline plans for a minimum 12 m landscaped separation to any building on the north, east and west sides of this parcel. The grades of this separation shall tie in at the property line of the country residential parcel and shall not exceed a 3:1 slope. The configuration and design details will be established at the outline plan stage, after consultation between the developer and the owner(s) of the country residential parcel.* ***17P98***

(e) Prior to initial outline plan approval within that portion of the planning area situated west of Rocky Ridge Road, excluding the NE 1/4 of Section 20-25-2W5M and the lots along the south side of Eamon Road, a concept plan shall be submitted to the Approving Authority

which demonstrates the developer's intended treatment of the sensitive interface between the NE 1/4 of Section 20-25-2W5M and urban density residential development within the subject area.

(f) Notwithstanding that Map 2 presents an ultimate plan for urban density development throughout the Rocky Ridge area, the existing country residential acreages located in the following areas shall be allowed to remain in their present status until such time as the property owners express a desire to redevelop at urban densities:

- NE 1/4 of Section 20-25-2W5M;
- along Eamon Road and along Royalview Crescent; and
- the parcels bordering the east side of Rocky Ridge Road and the west side of 85 Street N.W.

Furthermore, these property owners shall have roadway access maintained throughout the various stages of development, and the developer(s) shall demonstrate at the outline plan stage how this will be accomplished.

(g) At such time as landowners in Rocky Ridge decide to develop their lands at urban densities, comprehensive plans will be preferable to individual applications to develop single parcels. Comprehensive planning involves cooperation among different landowners whose properties form a logical planning and servicing cell for subdivision and development purposes. *Text deletec* **17P98**

(h) Notwithstanding the above, applications for subdivision, land use redesignation, or development permits for individual properties will be processed by the City Administration, and will be evaluated in terms of both this area structure plan and short term impacts on neighbouring properties. Therefore, individual applications *shall* include a concept | adjacent properties, demonstrating how the application can be compatibly integrated. **17P98** Furthermore, consultation with adjacent landowners *is* encouraged submission of an application. **17P98**

(i) In the event that individual landowners in the NE 1/4 of Section 20-25-2W5M apply for subdivision or land use redesignation, in order to minimize impacts on the other landowners in that quarter section, estate development *is* encouraged **17P98**

(i) Landowners adjacent to Crowchild Trail, the future Stoney Trail, and any major roads shall be responsible for providing noise attenuation for new residential units adjacent to these roads, in accordance with the requirements of the **City of Calgary's Policy on Surface Transportation Noise**.

3.3 Commercial

(a) Provision is made in this plan for a sector shopping centre to be located generally as shown in Map 2;

(b) Provision is made in this plan for a local commercial centre, to be located as shown in Map 2;

(c) The local commercial centre shall not exceed 2.27 hectares (5.6 acres) in size;

(d) The gross floor area of the local commercial centre shall not exceed 5,769 square metres (62,000 sq. ft.);

(e) The specific location, size and configuration of the local commercial centre, as well as all neighbourhood retail facilities, shall be established at the outline plan stage;

(f) Neighbourhood retail facilities will be required at various locations throughout the Rocky Ridge planning area. **11P2000**

3.4 Open Space

The configuration of the open space system as shown in Map 2 is conceptual only, and is subject to refinement at the outline plan stage. However, the following components shall be included:

3.4.1 Joint Use Sites

(a) The plan provides for *three* joint use sites, to be located generally as shown in Map 2. **17P98** These sites are intended to accommodate public and/or separate schools, parks and playgrounds.

(b) *Joint Use site #1 as shown in Map 2 shall accommodate one 6.0 hectare (15 acre) public elementary/junior high school, one 3.6 hectare (9 acre) separate elementary school and one 1.6 hectare (4 acre) community centre site. Joint Use Site #2 shall accommodate one 4.8 hectare (12 acre) public junior high school, and one 4.0 hectare (10 acre) public elementary school and one 1.6 hectare (4 acre) community centre site. Joint Use Site #3 shall accommodate one 4.5 hectare (11 acre) separate elementary/junior high school.* ***17P98***

(c) *Text deleted.* **17P98** An amendment to this plan will be required in the event that any of the joint use sites are deleted or significantly relocated *or altered* from what is shown in Map 2. **17P98**

(d) As the planning area is already heavily subdivided, the acquisition of reserve land in a useable form may be difficult to achieve as the area develops. Therefore, money-in-lieu of reserve land will be considered at the subdivision stage.

3.4.2 Regional Pathways

(a) Provision shall be made within outline plans for regional pathways, to be located generally as shown in Map 2 subject to the following specifications:

(i) *the southern leg of the north-south regional pathway, west of Rocky Ridge Road shall connect to the LRT park'n'ride site and bus terminal on Crowchild Trail;* ***17P98***

(ii) pathway access shall be provided across Crowchild Trail (Highway 1A) by means of a pedestrian bridge which will ultimately form part of the possible future LRT station facilities;

(iii) where the eastern leg of the regional pathway meets the ravine east of Rocky Ridge Road, it should follow the top of the bank;

(iv) notwithstanding (iii) above, pathway connections at the base of the ravine will be permitted at locations where environmental impacts can be minimized;

(v) the north leg of the regional pathway should extend to the Calgary Research and Development Park; and

(vi) *the east-west leg of the regional pa shall cross Stoney Trail in conjunct the interchange at Stoney Trail anc Country Hills Boulevard, to connec Arbour Lake.* ***17P98***

(b) For any sections of the regional pathway system which may be located within roadway rights-of-way, the facility shall be constructed as a separate pathway, as opposed to simply designating a bikeway route. *Sentence deleted.* **17P98**

(c) Except as described in (a) above, specific alignments of the regional pathways, as well as any local pathways, shall be established at the outline plan stage. The design of pathways shall be integrated into subdivision designs as appropriate, and the locations and final design of all regional pathways shall be to the satisfaction of the Director of Calgary Parks & Recreation.

3.4.3 Environmentally Sensitive Land

Unlike the residential or commercial areas in Rocky Ridge, environmentally sensitive land is not a land use. Showing these lands in the context of the overall conceptual framework for the planning area serves to highlight specific natural features that may be worthy of preservation, and warrant further study at the outline plan stage.

(a) Prior to the approval of outline plans for land on or abutting the environmentally sensitive land identified in Map 2, the potential impacts of development and appropriate mitigating measures shall be addressed by the applicant, to the satisfaction of the Approving Authority.

(b) The environmentally sensitive land, generally as shown in Map 2, should be considered for preservation in its natural state, through dedication as either environmental reserve or municipal reserve, or through purchase by the City. The exact boundaries and the method of preservation shall be determined at the outline plan stage.

3.4.4 Special Study Area

The Administration shall undertake an assessment of the natural features in the NE ¼ of Section 20-25-2W5M and develop policies for this area based on the findings of that assessment, in consultation with the affected landowners.

The assessment and related policies will form the basis for a future amendment to this plan. **11P2000**

3.4.5 Neighbourhood Parks 11P2000

Neighbourhood parks, some of which will be tot lots or linear parks, shall be provided as appropriate throughout Rocky Ridge. Locations, sizes and configurations shall be established at the outline plan stage.

3.5 Transportation

The ultimate roadway network intended to serve Rocky Ridge, together with the future LRT park 'n' ride site are shown conceptually in Map 2. The majority of internal roads shown in Map 2 will be collector or primary collector standard roads with the exception of Rocky Ridge Road N.W., which will be a major standard road. Country Hills Boulevard and Twelve Mile Coulee Road will also be major standard roads. The extent of collector and primary collector standard roads within the planning area will be determined at the outline plan stage.

This plan is intended to provide the basis for more detailed design of the transportation network, including detailed road designs, transit service plans and a LRT station area plan, in accordance with the following policies:

(a) (i) *Access to and from Crowchild Trail (Highway 1A) at Rocky Ridge Road N.W. will be closed when a grade-separated interchange is constructed at the intersection of Crowchild Trail and Stoney Trail.*

(ii) *Notwithstanding (i) above, at such time as a suitably complete road network has been established in and around Rocky Ridge (including 4 lanes of Country Hills Boulevard, east of Rocky Ridge Road), the intersection at Crowchild Trail and Rocky Ridge Road N.W. may be closed in order to establish permanent community traffic patterns.*

(b) *Provision shall be made for the operation of public transit (bus) service on major, primary collector and collector standard roads in Rocky Ridge.*

(c) *All residences should be located within a walking distance of 450 metres from the nearest anticipated bus stop or from the future LRT station. The majority of residences should be within 300 metres.*

(d) *Provision shall be made for a future LRT park 'n' ride facility and bus loop to be located west of Rocky Ridge Road N.W., and north of Crowchild Trail N.W., generally as shown in Map 2. The land will be acquired by the City of Calgary in accordance with standard practices.*

(e) *Provision shall be made in future outline plans for adequate direct pedestrian access to the future LRT station.*

(f) *Locations of access to and from Rocky Ridge Road N.W., Country Hills Boulevard N.W., and Twelve Mile Coulee Road N.W. will take into account the future urban development of adjacent lands.*

(g) *Adequate access to Rocky Ridge shall be available at all times, to ensure that environmental traffic guidelines are not exceeded on any of the roads in the planning area.*

(h) *Country Hills Boulevard connecting Rocky Ridge Road to Stoney Trail must be committed for construction during the next construction season prior to the release of building permits, which, when approved, would result in traffic on the Rocky Ridge Road, immediately north of Crowchild Trail, exceeding 15,000 vehicles per day.*

(i) *Administration enter into negotiations with the developers in the area with a view to complete construction of Rocky Ridge Road up to the half section line of section 20 and 21.*

(j) *Prior to the development of the balance of the Marquis lands in Rocky Ridge Ranch, a Development Agreement be entered into outlining the timing of construction of 12 Mile Coulee Road and Country Hills Boulevard adjacent to the Marquis' lands.* **17P98**

3.6 Servicing and Utilities

Water mains will be extended from the east, while sanitary and storm sewer trunks will be extended from the south to service Rocky Ridge. Shallow utilities (e.g., electrical, natural gas, telephone) will be extended from either the east or south, as appropriate. Specific alignments for all utilities shall be established at the outline plan stage.

In the event that country residential acreage owners wish to connect to municipal water and sewer services, the costs of extending these services to their lands shall be borne directly by those owners, in accordance with the then current City policies.

Detailed information on servicing and utilities is provided in the Supporting Information portion of this document (Section 8.0).

3.6.1 Water Supply

3.6.1.1 Municipal Water

Development in Rocky Ridge will require the extension of water mains from the west and south into the planning area. Also, development of land in the extreme northern part of Section 20-25-2W5M will require the installation of new facilities, including a pump station, to service the higher water pressure zone.

3.6.1.2 Groundwater

(a) Prior to approval of the first outline plan in Rocky Ridge, the developer shall conduct a groundwater regime and well study acceptable to the City Engineer. The study shall be prepared and certified by a qualified hydrogeologist.

(b) The hydrogeologist selected to conduct the study shall be acceptable to the City Engineer. In evaluating the qualifications of the hydrogeologist, the City Engineer will consult with Alberta Environment (Water Resources Branch).

(c) Where aspects of the study are left to the discretion of the hydrogeologist selected to conduct the study, explanation of the rationale used in making decisions shall be provided in the study.

(d) The cost of the study and the cost of implementing any recommendations of the study, including further testing, monitoring or remedial work, shall be the responsibility of the developer.

(e) The completed study shall be made available for viewing to all landowners in Rocky Ridge, as well as to the general public.

(f) The study shall be prepared in accordance with the Guidelines for the Terms of Reference in Section 4.3 of this plan. Minor revisions to these terms of reference will not require an amendment to this plan.

3.6.2 Sanitary and Storm Sewers

Rocky Ridge will be serviced by two sanitary and storm *acreage assessment* trunk systems. **17P98** The majority of the area will be serviced by the extension of the 93 Street N.W. sanitary and storm trunk systems through West Scenic Acres *(the Community of Tuscany)*. **17P98** The eastern portion of Rocky Ridge will be serviced by extensions of the 81 Street N.W. sanitary and storm sewers through Arbour Lake.

Prior to approval of the first outline plan in each sub-catchment area, the developers shall prepare a detailed stormwater management report, to the satisfaction of the City Engineer and in accordance with Section 6.2 of the **Technical Report on Dry Ponds**.

Stormwater quality improvement may be required by Alberta Environment. Wet ponds or other water quality improvement facilities required to service Rocky Ridge will be determined at the outline plan stage.

3.6.3 Shallow Utilities

Electrical service will be provided at 25kV from the #14 substation east of Rocky Ridge.

During the first stages of development in Rocky Ridge natural gas will be provided by extending an intermediate pressure feeder main from the existing regulator station, located east of the Transportation/Utility Corridor. At such time as demand warrants, an additional regulator station may be constructed in the south central portion of the planning area.

An AGT switching centre will be located within Rocky Ridge to provide telephone service to the area.

3.7 Restricted Development Area (RDA) and Transportation/Utility Corridor (TUC)

(a) In approving outline plans for Rocky Ridge, the Calgary Planning Commission shall ensure that potentially developable lands within the RDA are appropriately considered within plans for adjacent development, and that roads and utilities can be extended to service these lands.

Subsection deleted. **17P98**

(b) The Calgary Planning Commission shall ensure that provision is made in outline plans for pedestrian and vehicular access to the TUC. This access is required for the installation and maintenance of utilities, and for other potential uses (e.g., recreational activities, pedestrian/bicycle pathways, etc.).

(c) The consent of the Minister of the Environment shall be a prerequisite to locating any utility service within the TUC.

(d) Developers shall ensure that signs identifying the TUC boundary are displayed in accordance with City Council interim policy, as approved on 1991 April 22 (Clause OE91-16).

3.8 Phasing of Development

(a) The initial phase of development in Rocky Ridge is expected to occur west of Rocky Ridge Road (101 Street N.W.), excluding the country residential acreages along Eamon Road and in the NE 1/4 of Section 20-25-2W5M d*eleted text.* **17P98**

(b) Sequencing of development in the first phase can occur either from east to west with initial access off of Rocky Ridge Road, or from west to east with initial access off of Twelve Mile Coulee Road. In either case, it is expected that the NW 1/4 of Section 20-25-2W5M will develop last.

(i) The subsequent phases of development are expected to occur along the east side of Rocky Ridge Road with the Ptn of the NE ¼ and NW ¼ of Section 16-25-2W5M to develop first. Phasing of this land will likely be from east to west, rather than from west to east off of Rocky Ridge Road. The NW ¼ and the SW ¼ of Section 21-25-2W5M are expected to develop before the NE ¼ of Section 21-25-2W5M. The lands in the SW ¼ of Section 22-25-2W5M, abutting the future Stoney Trail and Country Hills Boulevard interchange, and the land identified for the future sector shopping centre in Map 2 may be developed before some parcels located immediately west of 85 Street N.W.

(ii) *The timing of potential redevelopment of the existing country residential acreages in the NE ¼ of Section 20-25-2W5M, along Eamon Road and along Royal View Crescent is uncertain. The large existing parcels in the NE ¼ of Section 20-25-2W5M may be redeveloped under a concept for the entire quarter section. However, due to the size of existing lots and the pattern of subdivision along Eamon Road and along Royal View Crescent, redevelopment of these properties to urban density residential use is unlikely.*

Subsections deleted. **17P98**

3.8.1 Upgrading and Phasing of the Road Network

Prior to development proceeding along the east side of Rocky Ridge Road or in the NE ¼ of Section 17-25-2W5M, an implementation strategy shall be prepared to the satisfaction of the Transportation Department indicating the timing of upgrades to Rocky Ridge Road and the phasing of construction of Country Hills Boulevard.

3.8.2 Construction Vehicle Traffic

(a) *In order to minimize impacts of the first phase of development on the west side of Rocky Ridge Road on existing residents, the developer(s) shall be required to route construction vehicles via Crowchild Trail and Twelve Mile Coulee Road.*

(b) *The routing of construction vehicles for subsequent phases of development shall be established through the implementation strategy referenced in 3.8.1 above.* **17P98**

Map deleted. **17P98**